

N/F  
ERJOLA 550  
KINDERKAMACK, LLC  
DB 2691 PG 158  
(FUTURE DEVELOPMENT)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°04'53"W	18.49
L2	N04°28'33"W	26.06
L3	S86°52'34"E	10.21

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	68.04	125.00	S46°42'02"W	67.20
C2	48.63	25.00	N61°58'38"W	41.32
C3	32.97	825.00	S07°23'34"E	32.96
C4	38.38	825.00	S09°52'13"E	38.38
C5	38.01	825.00	S12°31'51"E	38.01
C6	0.26	825.00	S13°51'35"E	0.26
C7	27.90	125.00	N07°28'29"W	27.84
C8	51.29	25.00	N57°41'28"E	42.76
C9	33.32	870.00	N64°38'03"W	33.32
C10	34.26	25.00	N34°46'39"E	31.64
C11	13.62	775.00	S04°58'46"E	13.62
C12	38.01	775.00	S06°53'17"E	38.00
C13	38.15	775.00	S09°42'12"E	38.15
C14	23.18	775.00	S11°58'14"E	23.18
C15	14.08	775.00	S13°20'53"E	14.08
C16	16.08	175.00	N11°14'08"W	16.08
C17	35.82	175.00	N02°44'22"W	35.75
C18	51.90	175.00	N05°22'21"W	51.71

MOSS CREEK VILLAGE (Ph. 2a)  
The Commons at Moss Creek Map 1  
M.B. 44, PG 16

N 617.399.677  
E 1,482,126.182  
N36°07'50"E  
3066.38 (GROUND DIST)  
3065.92 (GRID DIST)  
GCF= 0.999848947 (NAD 83)

NGS MONUMENT  
"ORCHARD"  
N 619,876.314  
E 1,483,934.208

#### CERTIFICATE OF SURVEY AND ACCURACY

I, JAMES H. MAUNEY, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DISPOSITION RECORDED IN BK. 2961, PG. 158); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BK. XXX, PG. XXX; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BK. XXX, PG. XXX; THAT RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. THAT THIS PLAT IS OF A SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. WITNESS MY ORIGINAL SIGNATURE, REG. NO. AND SEAL THIS 30th DAY OF AUGUST, AD 2004.

*James H. Mauney Jr.*  
PROFESSIONAL LAND SURVEYOR - L-3885

#### LEGEND

SDE PUBLIC STORM DRAINAGE EASEMENT  
PSDE PRIVATE STORM DRAINAGE EASEMENT  
R/W RIGHT OF WAY  
SS SANITARY SEWER  
S.T.E. SIGHT TRIANGLE EASEMENT  
RY REAR YARD  
COS COMMON OPEN SPACE  
CM CONTROL CORNER  
LOT LINE/PROPERTY LINE  
RIGHT-OF-WAY LINE  
ZONING MBL/YARD LINE  
POINT  
IRON SET  
WET LANDS

Street Blades:  
[1] 1400 Burrell Ave NW at  
9420 Shumacher Ave NW

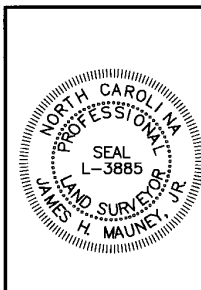
N 617,230.991  
E 1,482,147.472  
N34°02'11"E  
3192.20 (GROUND DIST)  
3191.72 (GRID DIST)  
GCF= 0.999848947 (NAD 83)

MOSS CREEK VILLAGE (Ph. 2a)  
The Commons at Moss Creek Map 1  
M.B. 44, PG 16

#### DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2  
AREA OF PLAT: 2.9338 AC.  
TOTAL AREA OF COMMON OPEN SPACE: 0.5550 AC.  
ACREAGE IN LOTS: 1.6693 AC.  
ACREAGE IN STREET R/W: 0.7095 AC.  
TOTAL LOTS: 23

LOT DATA:  
FRONT SETBACK: 15'  
SIDEYARD: 3' EXTERNAL PL  
REARYARD: 20' EXTERNAL



REVISIONS  
09-29-04 PER PLANNING COMMENTS

RECORD PLAT SHOWING  
**MOSS CREEK VILLAGE, PHASE 2A, MAP 2  
THE COMMONS AT MOSS CREEK  
TOWNSHIP #3, CITY OF CONCORD  
CABARRUS COUNTY, NC**

OWNER:  
J&B DEVELOPMENT AND MANAGEMENT, INC.  
9179 DAVIDSON HWY., CONCORD, NC 28027  
PHONE 704-782-7800

**JAMES MAUNEY & ASSOCIATES, P.A.  
PROFESSIONAL SURVEYORS**  
18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031  
TEL: 704-987-3862 - FAX: 704-987-3863

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
DP	JM		1"=50'	09-01-2004	462	F080

OFFICE REGISTER OF DEEDS  
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE  
DAY OF 20  
AT O'CLOCK M  
AND REGISTERED IN THE OFFICE OF  
THE REGISTER OF DEEDS, CABARRUS  
COUNTY, NORTH CAROLINA BOOK  
PAGE  
LINDA F. McABEE REGISTER OF DEEDS  
BY ASSISTANT/ DEPUTY

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS, PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE. AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

10/5/04 RT Moss Farms by James H. Mauney Jr. OWNER  
DATE  
BY FARRAR GRIGGS, JR. ESQ. GRANTED POWER OF ATTORNEY FOR  
R.J. MOSS FARMS AS RECORDED IN BOOK 4842 PG 41

#### CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

10-20-04  
DATE  
DIR. OF DEVELOPMENT SERVICES

DATE  
CITY ATTORNEY  
PLAT REVIEW OFFICERS CERTIFICATE  
(as required by G.S. 47-30.2)  
STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

1. Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OR ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.

10-26-2004 Jonathan Marshall by David Whitley  
DATE REVIEW OFFICER

#### CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I, HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK SUBDIVISION.

10/11/04  
DATE  
DIR. OF ENGINEERING

#### CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR THE MEADOWS AT MOSS CREEK VILLAGE MAP 2 (PHASE 2A) HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

10/20/04  
DATE  
Jaye Allmarz Finance Director

#### NOTES

- A 20' RADIUS IS DEDICATED AT ALL STREET INTERSECTIONS  
A 25' RADIUS IS DEDICATED AT THE INTERSECTION OF 50' RADIUS CUL-DE-SAC RIGHT-OF-WAY LINES AND STREET R/W LINES
- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. CM INDICATES A CONC. CONTROL MONUMENT
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD.  
NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300  
EFFECTIVE DATE: 11/2/94
- TAX PARCEL NOS. 4681-18-7411
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194, DB 1104 PG 176, DB 232 PG 218
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37, DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.